

**31 Smiths' Court
SOHO
W1D 7DP**

**Class E - Retail /
Showroom**

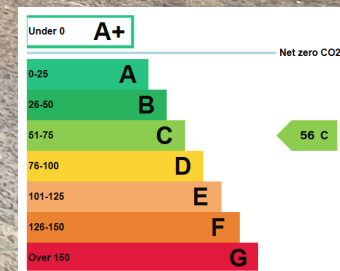
925 sq ft - Ground Floor

£90,000 PAX

Available Now



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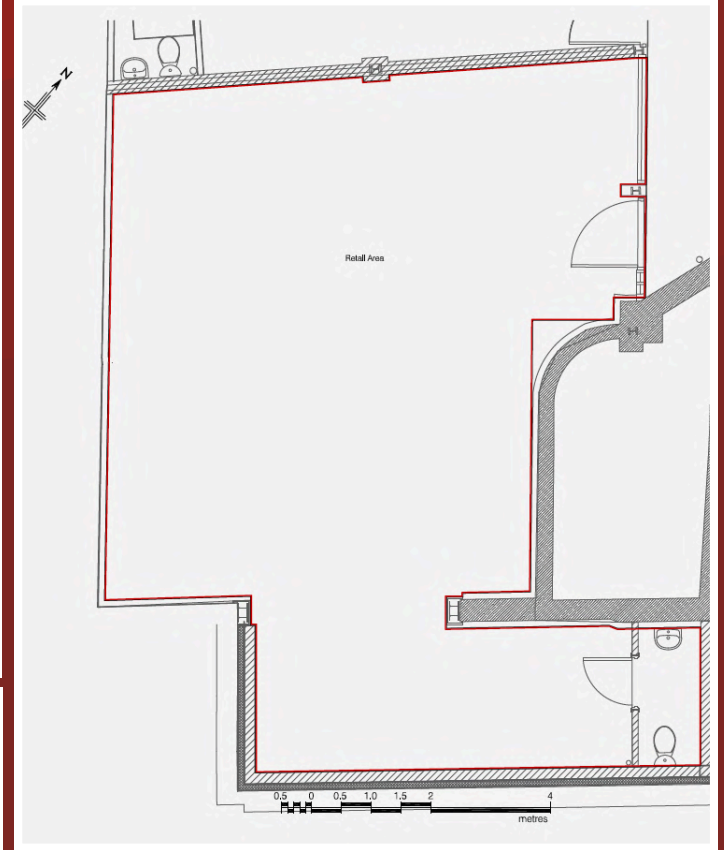
LOCATION:

31 Smith's Court is located in the heart of Soho, and positioned within a characterful courtyard. The surrounding area is home to a diverse mix of retail, hospitality, and creative occupiers, and benefits from excellent connectivity, with Oxford Circus, Piccadilly Circus, and Tottenham Court Road stations all within close walking distance.

ACCOMMODATION:

925 sqft retail unit, comprising a large retail showroom, currently split with a partition, with stock room / staff area to the rear with demised WC.

- Well-Presented Showroom
- Internal Security Shutters
- Characterful Courtyard
- Diverse Tenant Mix
- High Footfall Area
- Excellent Transport Links



USE:

Class E - Particularly suitable for Retail / Showroom.

F&B uses will also be considered.

TRANSACTION SUMMARY DETAILS

PRICE: £90,000 PAX, subject to a rent collection fee of 5% plus VAT.

TERMS: New lease on terms to be agreed.

BUSINESS RATES: The VOA shows a Rateable Value of £29,500 as of April 2023. Business Rates payable are estimated at £15,930. Interested parties are advised to make their own enquiries.

SERVICE CHARGE: Approximately £8.50 per square foot. This is subject to a management charge of 12.5% plus VAT.

BUILDING INSURANCE: Approximately £1.60 per square foot. This is subject to a management charge of 12.5% plus VAT.

EXTERNAL WORKS: In addition to the service charge, there is a charge for major external works conducted every 5 years. Details TBC.



CONTACT US TO ARRANGE A VIEWING:

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